

Sold



35 The Ridge Road, Fingal



### Enjoy the Great Views and Outdoor Lifestyle of...

Outdoor living is central to this home designed with wrap-around decks from which to enjoy the views across the golf course at Moonah Links, the district and the dunes of St Andrews Beach as well as the sunsets.

The design takes full advantage of the north and west aspect, the relationship with the internal and external living spaces and the connection to the naturally beautiful environment of the golf course.

Set within a well-managed and maintained gated residential zone on Moonah Links, this home was built to last by a respected local builder.

The thoughtful design of this home provides good separation and comprises:

At entry level: spacious cart room; kitchenette two double bedrooms; family bathroom and powder room. Large double garage with additional parking provided for up to 4 vehicles/caravan/boat beside the double garage.

On the upper level, separation of the master suite (with walk-in robe and bathroom) from the bedrooms on the lower level ensures open-plan living at its best. The spacious open-plan living area includes large modern kitchen with servery to deck, light-filled spacious dining area and sitting area and separate sitting/ television-viewing room. Also on this level is a study/office, laundry and separate guest powder room.

Features: To help reduce your energy bills, the home has: double glazing, efficient Swedish oil-filled radiators, gas fire-place and a solar power system converting the solar energy into electricity for the home.

Another added advantage is that the occupier is permitted to use the sunny section of common ground at the rear of the property which would enable you to grow-your-own vegetables.

At your front door are the world-class facilities of Moonah Links including: 2

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	279
<b>Land Area</b>	748 m <sup>2</sup>

#### Agent Details

John Couper - 0411 884 641

#### Office Details

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**COUPERS**  
LIFESTYLE PROPERTIES

championship golf courses, tennis court and bbq recreational area for the local residents, restaurant, bar, golf pro shop, gym and more. All this just minutes away from the coastal villages on the southern Peninsula, shopping and business centres, wineries, beaches and golf courses.

The agent is on-site at Moonah Links and available for you to view this property any day at a time to suit you. Phone John 0411884641.

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